



The Kip District

1+1 Beds & 1 Bath & 1 Parking Space & 1 Storage Locker & Oversized Suite!
& Islington-City Centre West

20 Thomas Riley Rd #306

A rare opportunity to own one of the largest
1 bedroom + den layouts in The Kip District!



Islington-City Centre West

& 1+1 Beds

& 1 Bath

& 1 Storage Locker

& 1 Parking Space

& Taxes: \$2,262 / 2025

& 698 Sq Ft

& \$598/Month Condo Fee

(Excludes Water, Heat, Internet, and Hydro)



Scan the QR code
to explore the full photo
gallery, floor plans,
and virtual tour to
fully appreciate this
exceptional condo.

WELCOME TO SUITE 306
20 THOMAS RILEY RD, ETOBICOKE

Peaceful views and a condo community you'll love coming home to!

A rare opportunity to own one of the largest 1 bedroom + den layouts in The Kip District. Offering nearly 700 sq ft plus a private balcony, this bright and beautifully customized suite combines thoughtful upgrades, a warm community feel, and unbeatable convenience in one of Etobicoke's fastest growing neighbourhoods.

The Suite

Thoughtfully designed for both everyday living and entertaining, this condo offers a warm and inviting feel the moment you walk in. The open concept layout flows beautifully from the kitchen into the living and dining space, making the condo feel larger than its footprint.

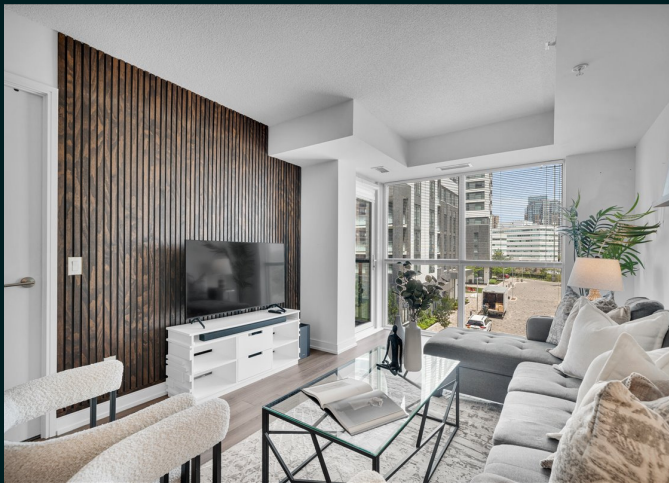
Living & Dining Room:

- Bright and inviting with large windows, contemporary flooring, and a stylish accent wall that adds warmth and character to the space. The comfortable layout flows seamlessly throughout the main living area, perfect for relaxing at home or enjoying everyday living.

Kitchen:

- Modern and functional featuring stone countertops, stainless steel appliances, ample cabinetry, and a practical island ideal for casual dining and additional prep space.





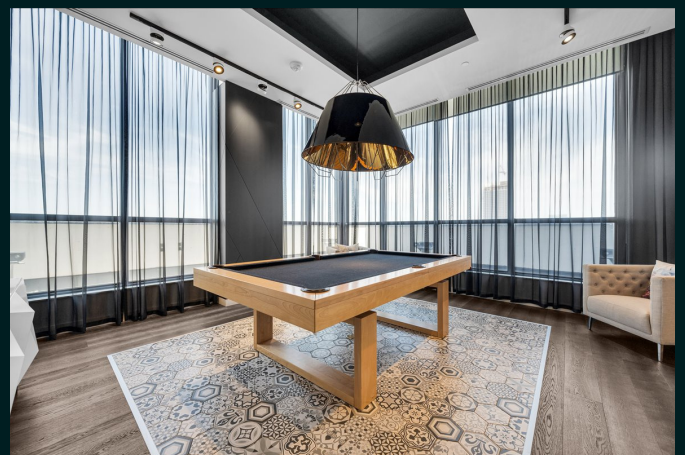
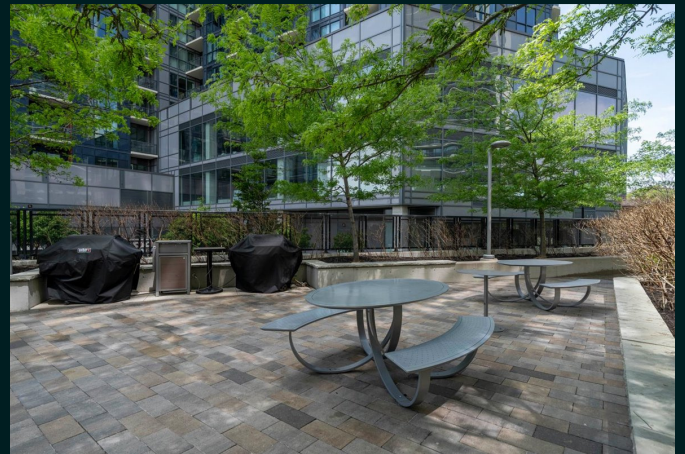


Comfortable, Bedroom + Den:

- The primary bedroom offers generous space, natural light, and excellent storage. The den provides flexibility for a home office, guest space, reading nook, or workout area depending on your lifestyle needs.

Bathroom & Storage:

- Well-maintained with modern finishes, practical storage, and convenient in-suite laundry for everyday ease.



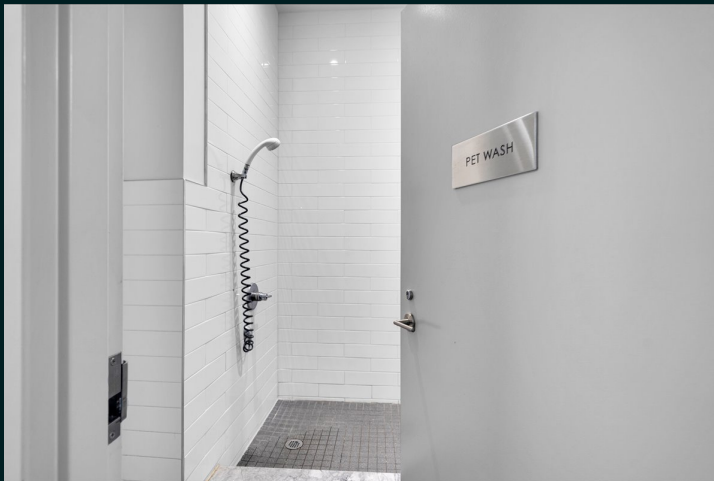
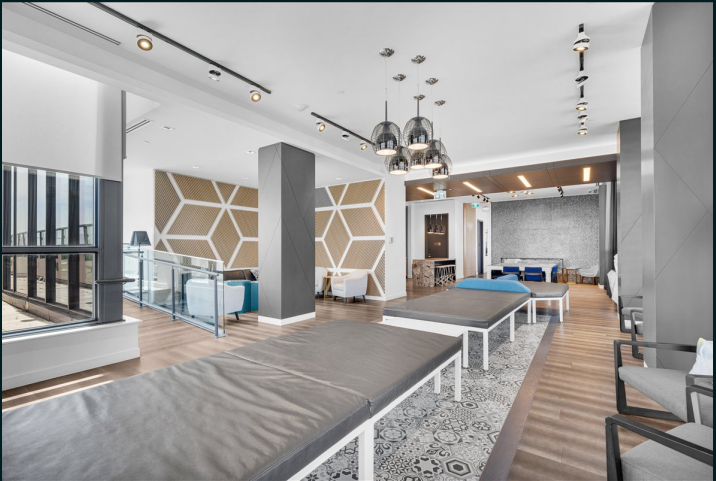
The Building

Residents enjoy access to a full range of amenities designed for comfort, convenience, and a true sense of community — a welcoming building with attentive concierge and management services that make residents feel right at home.

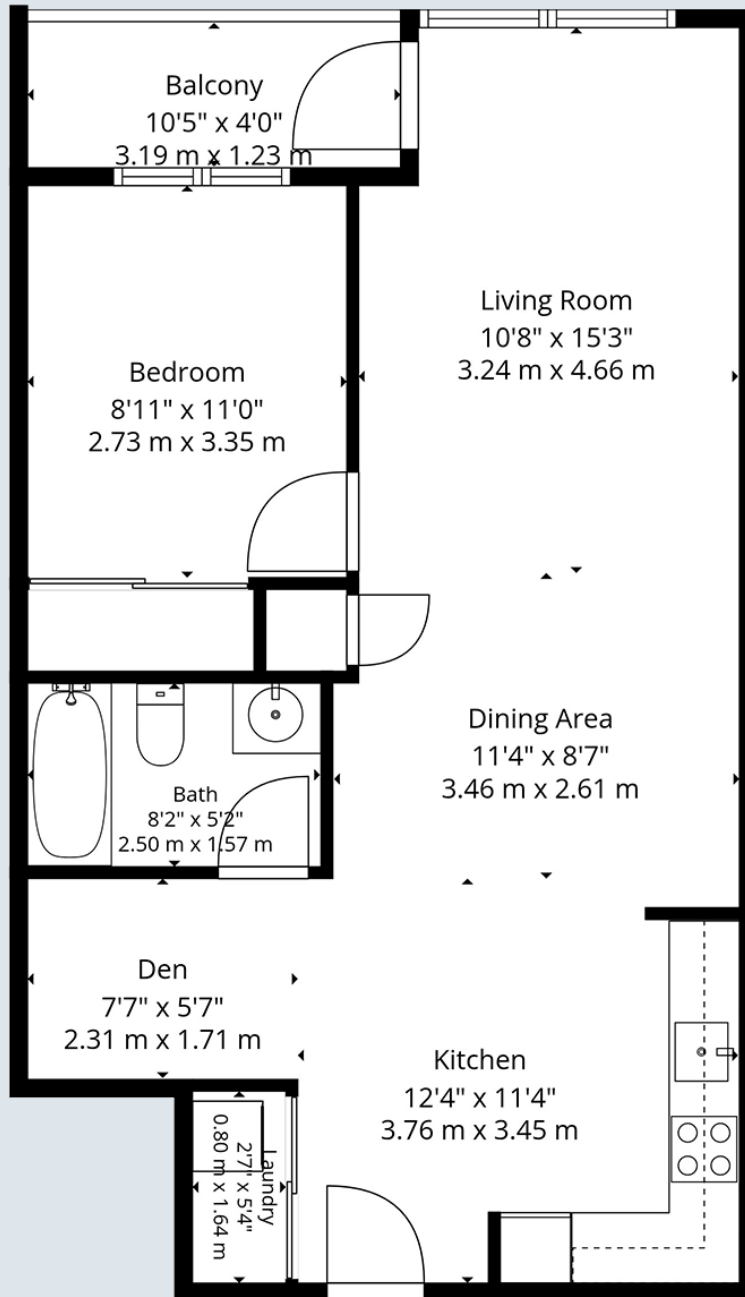
- Concierge
- Visitor parking
- Fully equipped gym
- Bike storage lockers
- Guest suites
- Rooftop terrace
- Stunning party room
- Private theatre room
- Billiards room
- BBQ outdoor patio space
- Dog washing station.
*Large dogs over 30 lbs are allowed, which is rare!

Location, Location, Location!

Situated in highly desirable Islington-City Centre West, this location offers exceptional connectivity across Toronto. Walk to Kipling Subway in under 10 minutes, GO Transit, restaurants, cafés, grocery stores, fitness centres, and shopping. Quick access to Highway 427, the Gardiner Expressway, and Pearson Airport makes commuting simple whether heading downtown or out of the city. A vibrant and growing Etobicoke community offering convenience, transit access, and excellent value.



The Floor Plans



**FLOOR PLAN AREA:
698 SQ. FT.**

MELISSA EMOND

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